



PLANNING COMMISSION  
REGULAR MEETING AGENDA  
125 E College Street, Covina, California  
Council Chamber of City Hall  
October 25, 2022

**IMPORTANT NOTICE**

*This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.*

*Members of the public may view the meeting live on the City's website at [www.covinaca.gov](http://www.covinaca.gov) or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.*

*Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at [cityclerk@covinaca.gov](mailto:cityclerk@covinaca.gov) or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**CALL TO ORDER**

**ROLL/CALL**

**PLEDGE OF ALLEGIANCE**

Led by the Chair.

**PUBLIC COMMENTS**

*To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item, not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.*

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:*

*Computer or Smart Device:*

*link*

<https://us02web.zoom.us/j/86817881548?pwd=SCtMU2RuTXRtQi9GejRHanZiZjB5Zz09> *Telephone:*

*Dial: +1 669 900 6833*

*Meeting ID: 868 1788 1548*

*Passcode: 752253*

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

*Computer / Smart Device: The “raise hand” feature is in the reactions tab.*

*Telephone: Press star-nine (\*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); the speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

## **COMMISSIONER COMMENTS**

## **ADMINISTRATIVE ITEMS**

## **CONSENT CALENDAR**

*All matters listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them unless a member of the Planning Commission requests a specific item be removed from the consent calendar for discussion.*

## **CC 1. Approval of the Minutes of October 11, 2022.**

## **CONTINUED PUBLIC HEARINGS**

## **CPH1. Request a Public Hearing Continuance for the following Entitlements:**

1. **Recommend Approval of Development Agreement (DA) 22-001**, through the adoption of Ordinance No. 22-XXXX, between Public Storage, Inc. and the City of Covina for the conveyance of \$ 315,000 for City-wide infrastructure improvements;
2. **Conditional Use Permit (CUP) 21-29 and Site Plan Review (SPR) 21-160**, to allow the demolition of an existing 55,321 square-foot 2-story building and the development of a 141,984 square-foot 3-story public self-storage building within a 2.70-acre site, and other associated site improvements, within the M-1 (Light Manufacturing) Zone, located at 1330 E. Cypress Street – APN - 8427-001-006; and,

3. **Mitigated Negative Declaration (MND)**, adopting an MND as adequately prepared in accordance with the California Environmental Quality Act (CEQA) and adoption of the required findings under CEQA and the Mitigation Monitoring and Reporting Program for Conditional Use Permit (CUP) 21- 029 and Site Plan Review (SPR) 21-160, for the proposed Public Self-Storage Facility.

**Staff Recommendation:** Staff recommends that the Planning Commission, continue the Public Hearing and by motion, continue the item to the November 8, 2022, Planning Commission Meeting.

## **PUBLIC HEARINGS**

1. **Application for Conditional Use Permit (CUP) 22-04 and Site Plan Review (SPR) 22-165:** A request to expand an existing legal-nonconforming auto repair service use (Safelite Repair) by adding 4 service bays (approximately 4,840 square feet) to an existing 3 service bay auto repair service use, within the Covina Town Center Specific Plan F.A.I.R District, located at 576 N. Citrus Ave, APN: 8430-018-015.

**Staff Recommendation:** Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 22-019 and Site Plan Review (SPR) 22-165 through the adoption of Resolution No. 2022-019 PC with the attached Conditions of Approval.

2. **Conditional Use Permit (CUP)22-02 and Site Plan Review (SPR) 22-102;** A request to allow the operation and establishment of an automobile service station, in conjunction with a used auto dealership and, the addition of a new 7,115 square foot service bay and a new 1,797 square foot sales, service, and parts area to a 4,282 square foot existing structure, totaling 13,194 square feet, within the C-3A Commercial Zone (Regional or Community Shopping Center), located at 345 S. Citrus Avenue (APN:8444-009-010).

**Staff Recommendation:** Staff recommends that the Planning Commission select from the following options:

1. Planning Commission directs the applicant to continue working with staff to make the necessary changes in compliance with the Covina Municipal Code and for the project to be presented when the project is deemed complete at a future Planning Commission meeting.
2. Planning Commission Directs the applicant to continue working with staff to make the necessary changes in compliance with the Covina Municipal Code and for the project to be continued to November 8, 2022, Planning Commission meeting, or
3. Adopt Resolution No. 2022-020 PC, approving Conditional Use Permit (CUP) 22-02, and Site Plan Review (SPR) 22-102, with the attached Conditions of Approval.

**NEW BUSINESS**

None.

**GENERAL MATTERS**

None.

**ADJOURNMENT**

The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, November 8, 2022, at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department does hereby declare that the agenda for the October 11, 2022 meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).